

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**

MEETING MINUTES

Date: March 11, 2010

Meeting No.: 109

Project: Druid Hill Bathhouse

Phase: Discussion

Location: Druid Hill Park

PRESENTATION:

Gennady Schwartz from Recreation & Parks presented the overall goals and scope of the project and turned it over to the architect, Daniel Umscheid with HCM. This project will be reviewed by CHAP, with recommendations made by UDARP for their consideration.

The existing bathhouse on site will be razed. Two new wet areas are being added to the site for family activities as well as a new surrounding fence expanding the lawn picnic area. The new building has an undulating wood trellis floating above the roofs of two separated box buildings with an entrance passageway between them. The trellis extends over open space activities at both ends. One building houses the Changing Areas and a Locker Room the other building includes all the Administrative Areas. Between the two box buildings and the Pool area is an undulating 8" to 24" high curb / retaining wall, running parallel to the Bathhouse.

RECOMMENDATIONS:

1. The Panel liked the general approach to the bathhouse building and the playfulness expressed in its form and in the surrounding site treatment. However, more could be done with the roof form to create a bolder statement – whether in its profile and/or footprint (shape). Additionally, it was suggested that the roof could be more distinct from the “box” buildings that hold the bath house functions; as shown the slatted roof was seen as too redundant and it was suggested that this roof could be pulled away from the more utilitarian box buildings.
2. The box buildings should be lighter – both in material choice but also to provide those inside greater natural light and a sense of the slatted roof above.
3. The existing bath house and pergola structure create a sense of place for the pool – this is lost in the current proposal. A greater sense of place, and definition of pool spaces, is needed. Perhaps the curving roof structure and the wave / berm shapes can better create this sense of place and definition

PANEL ACTION:

Continued Discussion Requested.

Attending:

Gennady Schwartz, Mary Porter, Valerie McGuire – Rec & Parks

Daniel Umscheid, Kelly Krob – HCM

Jay Brodie - BDC

Messrs. Bowden, Ramberg, Britt and Cameron – Panel

Tom Stosur, Lisa Morris, Kathleen Kotarba, Anthony Cataldo, Bob Quilter - Planning